



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Improvement Agreement for 1111 East Kettleman Lane

MEETING DATE: October 15, 1997

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council take the following action with regard to the development at 1111 East Kettleman Lane:

1. Direct the City Manager and City Clerk to execute the Improvement Agreement on behalf of the City.
2. Appropriate funds for the necessary reimbursements.

BACKGROUND INFORMATION: The development is located at the northeast corner of East Kettleman Lane and South Beckman Road, east of the existing McDonald's restaurant, as shown on the attached Exhibit A. The development includes a gas station, convenience store, and an automated car wash. This is the initial phase of development for the approximately 48-acre Geweke property. The development incorporates the design of the future Beckman Road realignment east of the project site and includes widening on the north side of Kettleman Lane to the ultimate right of way.

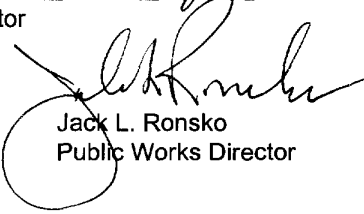
The Developer, GFLIP, III, a California Limited Partnership, has furnished the City with improvement plans, necessary agreements, guarantees, insurance certificates, and fees for the proposed development. The Development Impact Mitigation Fees have been paid.

The developer will receive credits against fees for oversize master plan water mains (\$6,937.48), oversize master plan storm drain trunk line (\$48,133.36), and excess-width street improvements and right-of-way dedication (\$72,492.88) in conformance with LMC §16.40, Reimbursements for Construction. The right-of-way dedication extends approximately 260 feet east of the project to the east property line of the Geweke property. The storm drain extends easterly to the new Beckman Road alignment. The excess-width street improvement costs include \$4,948.00 for additional engineering services for redesign work necessitated by design changes in the adjacent Kettleman Lane/Highway 99 interchange project. Since the redesign work resulted from changes in the right-of-way alignment for the City's interchange project, staff recommends that the developer be reimbursed for this work.

FUNDING: Funding will be provided from the following sources:

- | | |
|--|---------------------|
| 1. Development Impact Mitigation Fees - Water Facilities | \$ 6,937.48 |
| 2. Development Impact Mitigation Fees - Storm Drain Facilities | \$ 48,133.36 |
| 3. Development Impact Mitigation Fees - Regional Streets | \$ <u>72,492.88</u> |

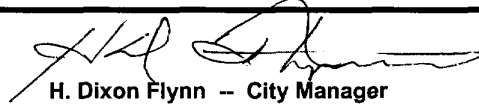
Funding Available: Ruby D. Parise for Total \$ 127,563.72
Finance Director


Jack L. Ronsko
Public Works Director

Prepared by Lyman Chang, Associate Civil Engineer
Attachment

cc: Senior Civil Engineer
Associate Civil Engineer Welch
Associate Civil Engineer Chang
GFLIP, III
Baumbach & Piazza

APPROVED:


H. Dixon Flynn -- City Manager

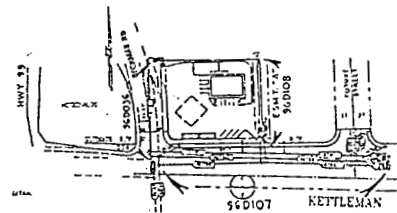


CITY OF LODI

PUBLIC WORKS DEPARTMENT

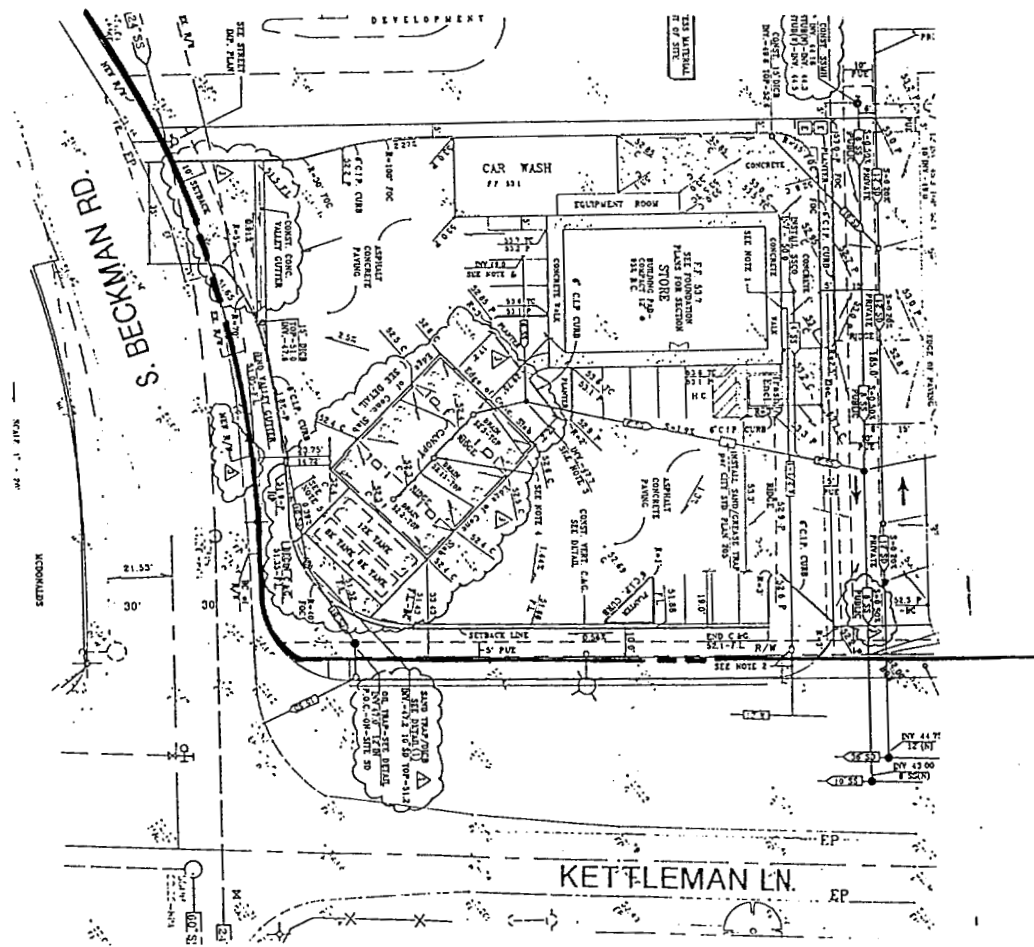
EXHIBIT A

1111 EAST KETTLEMAN LANE



KEY MAP

SCALE 1"=100'



CITY COUNCIL

PHILLIP A. PENNINO, Mayor
JACK A. SIEGLOCK
Mayor Pro Tempore
KEITH LAND
STEPHEN J. MANN
DAVID P. WARNER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
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October 8, 1997

H. DIXON FLYNN
City Manager
ALICE M. REIMCHE
City Clerk
RANDALL A. HAYS
City Attorney

GFLIP, III
P. O. Box 1210
Lodi, CA 95241

Baumbach & Piazza
323 W. Elm Street
Lodi, CA 95240

SUBJECT: Improvement Agreement for 1111 East Kettleman Lane

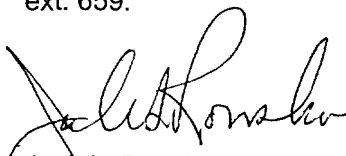
Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, October 15, 1997. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a Council Member requests discussion. The public is given an opportunity to address items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Alice Reimche, City Clerk, at 333-6702.

If you have any questions about the item itself, please call Sharon Welch at 333-6800, ext. 659.



Jack L. Ronsko
Public Works Director

JLR/lm

Enclosure

cc: City Clerk